

**HIGHLAND REDEVELOPMENT COMMISSION**  
**STUDY SESSION MINUTES**  
**MONDAY, MARCH 10<sup>TH</sup>, 2025**

Members of the Highland Redevelopment Commission (RC Commission) met in person at Town Hall on Monday, March 10<sup>th</sup>, 2025.

The Study session was called to order at 6:00 pm by Commissioner Robertson.

**Present:** Commissioners Alex Robertson, George Georgeff, Tom Black, Phil Scheeringa and Non-Voting Commissioner Pat Krull were present in person at Town Hall. Commissioner Turich was excused.

**Additional Officials Present:** Kendra Hernandez, Assistant Redevelopment Commission; John Reed, Attorney

**Also Present:** Some members of the public

A Presentation was done for a Commercial Grant for 9600 Kennedy Ave for Paladin by Steve Hobby. He explained how they provide services for people with disabilities and about 20% of their services are in this area. That's about 350-400 people in the Lake County Area.

- They support 115 people out of the day program
- 100 people out of the behavior management
- 30 people that they try to get gainfully employed

They would like to expand the back area by the warehouse area. They would like to make those into classrooms. Sensory, music, art and woodshop. It will also include a computer and gaming room.

The additional class rooms are going to help support additional staff that will be coming in.

They do not own the building currently it is still owned by Arc of Northwest Indiana. Arc allows them to use the building for free. Arc is looking to dissolve as an entity and seeing what they need to do to pass it off to Paladin and for Paladin to completely own the building.

Commissioner Georgeff asked about the total estimate of \$250,000 and the owner commitment is only \$50,000 from Paladin.

Steve Hobby answered yes, that's the commitment from Paladin and \$30,000 from the committee and that they have reached out to different funding sources like Old National and they are trying to get funding through their Grants and looking into other Grant opportunities.

Commissioner Georgeff also pointed out that they asked for \$75,000 and we only grant up to \$40,000

Steve Hobby said that Maria did clarify that and he realized he had asked for too much.

Commissioner Scheeringa asked if he had worked with any contractor engineering firms and checked on the legalities of zoning and what you're trying to do to the building and have you talked to the Building Department .

Steve Hobby answered yes that they are working with Chester Construction , who does a lot of work in the area . They have worked with a lot of agencies in the area most notably in Valparaiso.

Commissioner Georgeff stated that the estimate from Chester was \$480,000 and Steve Hobby stated that was his error that the estimate was close to \$500,000.

Commissioner Georgeff stated that it was fine and the application can be adjusted .

Business from the Commissioners :

Commissioner Georgeff wanted to know about the fence around Main Square park .

Commissioner Scheeringa said he had talked to one of the engineers at a school function and he thinks it has already been presented to The Park Board to put out for bid .

Commissioner Turich stated it has not been presented to the board and Commissioner Krull was in agreement

Commissioner Georgeff asked if we were going to give a recommendation on materials to use

Everyone chimed in that we had already done so.

Commissioner Scheeringa went on to say that there were some questions concerning the electric and that the new updated drawings that he guesses were given to Alex , had electric in the concrete and in the pillars .

Commissioner Turich asked if there was an opportunity for us to step back and not go the fence . That the purpose of the fence was to allow us to serve alcohol. Is it worth \$750,000.00 of aesthetics .

Commissioner Turich and Commissioner Scheeringa had questions concerning the D.O.R.A.

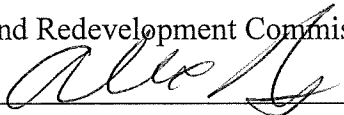
Commissioner Robertson went on to explain in great detail what exactly the D.O.R.A. is and what it pertains to and how it would benefit The Town of Highland .

Commissioner Robertson brought up for future agenda that the previous Commission had talked about using Redevelopment Funds for a 1<sup>st</sup> time home buyers program for certain town employees and I think we also had some local banks in on it as well that could assist. He will get in contact with the person again who brought it up to him before .

The meeting was adjourned by Commissioner Robertson at 6:18 pm.

DULY PASSED AND RESOLVED by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 24 day of MARCH 2025, having passed by a vote 3 in favor and 0 opposed.

Highland Redevelopment Commission



President

ATTEST: \_\_\_\_\_

Secretary